

REFERENCE TITLE: **property tax statements to mortgagors**

State of Arizona  
House of Representatives  
Forty-seventh Legislature  
Second Regular Session  
2006

# **HB 2189**

Introduced by  
Representatives Biggs, Gorman, Groe, Quelland: McLain

AN ACT

AMENDING SECTION 42-18054, ARIZONA REVISED STATUTES; RELATING TO PROPERTY TAX STATEMENTS.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:  
2       Section 1. Section 42-18054, Arizona Revised Statutes, is amended to  
3 read:

4                  42-18054. Tax statements for mortgaged property

5       A. If property that is subject to taxation by the county assessor is  
6 mortgaged and the mortgagee, or a person acting for the mortgagee, by the  
7 terms of the mortgage agreement pays the tax on behalf of the mortgagor:

8                  1. The county treasurer, ~~on request~~, shall mail a statement of taxes  
9 due on the property to the mortgagor, at the mortgagor's last known address,  
10 and to the mortgagee. The tax statement sent to the mortgagor shall be a  
11 written document **PRINTED WITH THE LABEL "THIS IS NOT A BILL"**. The tax  
12 statement sent to the mortgagee may be in any form established by the county  
13 treasurer.

14                  2. The liability for the tax, and any subsequent interest, fees and  
15 penalties, does not depend on either the mortgagor or the mortgagee receiving  
16 the tax statement.

17                  B. When a mortgagee either continues to receive or possesses an  
18 unsatisfied tax statement from the county treasurer after the mortgage is  
19 satisfied, the mortgagee shall either:

20                  1. Return the tax statement to the county treasurer within thirty  
21 working days, together with the last known address of the mortgagor as shown  
22 on the records of the mortgagee.

23                  2. Forward the tax statement or current taxes due information to the  
24 mortgagor and notify the county treasurer of this action.

25                  C. If a mortgagee fails to comply with subsection B, and as a result  
26 of the mortgagee's failure to comply the tax on the mortgagor's property  
27 becomes delinquent, the mortgagee is liable to the mortgagor for all interest  
28 and penalties imposed by law for the delinquent tax.